

1 The Westfield-Washington Advisory Plan Commission held a meeting on
2 Monday, April 20, 2009 scheduled for 7:00 PM at the Washington Woods
3 Elementary School, Multimedia Room.

4
5 **Opening of Meeting 7:00 PM**

6
7 **Roll Call** – Note Presence of a Quorum

8
9 **Commission Members Present:** Robert Smith, President; Cindy Spoljaric, Vice-
10 President; Dan Degnan, Robert Horkay, Bob Spraez, Russell Cameron, and Bob Smith.

11
12 **City Staff Present:** Matthew Skelton, Director; Kevin Todd, Planner II; Jennifer Miller,
13 Planner I; Jeremy Miller, Planner I; and Brian Zaiger, City Attorney

14
15 **Approval of the Minutes:**

16
17 Motion: To approve the March 16, 2009 Public Hearing Meeting Minutes as presented.

18
19 Motion by: Spoljaric; Second by Horkay; Vote: 9-0.

20
21
22 Todd reviewed the Public Hearing Rules and Procedures.

23
24
25 **NEW BUSINESS**

26
27 Case No. 0904-DP-06 & 0906-SIT-04
28 Petitioner Westfield Parks & Recreation Department
29 Description 17950 Grassy Branch; Request a Development Plan and Site Plan Review
30 for improvements at Freedom Trail Park, approximately 80 acres in the
31 SF-2 District.

32
33 Todd reviewed the staff report and addressed the issues identified at the Workshop
34 Meeting. He stated a letter has been received from Westfield Public Works stating the
35 area is no longer in a wellhead protection zone. He further stated that the lighting issue
36 has been addressed simply by eliminating lights from the proposal at this time. Todd
37 stated this petition is fully compliant with the zoning ordinance and that staff
38 recommends approval with the noted condition.

39
40 Ms. Melody Sweat, Westfield Parks Director, answered Commission questions and
41 responded to comments.

42
43 Discussion followed regarding:

- 44 • Discussions with subdivision to discuss HOA needs.
45 • Parking

1 A Public Hearing opened at 7:12 p.m.

2
3 Mr. Dave Smith, representing WYSI, spoke in support of the petition.

4
5 Ms. Jean Robey expressed concern regarding safety, and the parking lot, which is located
6 right behind her home; she is also concerned about parking lot dust since the parking lot
7 is gravel. She also expressed concern about the buffers.

8
9 Mr. Ted Englebrecht expressed concern about the land use and traffic.

10
11 Mr. Barry Simpson thanked the Parks Department for their work and will continue to
12 work with all parties concerned regarding traffic and safety.

13
14 The Public Hearing closed at 7:25 p.m.

15
16 Sweat responded to public hearing comments.

17
18 Motion: To approve 0904-DP-06 with the following condition:

- 19
20 • That all necessary approvals and permits be obtained from the WPWD and the
21 Hamilton County Surveyor's Office prior to the issuance of an ILP for the
22 proposed building.

23
24 Motion by: Horkay; Second by: Emigh; Vote: 9-0

25
26 Motion: To approve 0904-SIT-04 with the following condition:

- 27
28 • That all necessary approvals and permits be obtained from the WPWD and the
29 Hamilton County Surveyor's Office prior to the issuance of an ILP for the
30 proposed building.

31
32 Motion by: B. Smith; Second by: Sanders; Vote: 9-0

33
34
35 Case No. 0904-CPA-01
36 Petitioner City of Westfield
37 Description Comprehensive Plan Amendment; Requesting an amendment to the text
38 and exhibits of the Comprehensive Plan to incorporate the Grand Junction
39 Master Plan.

40
41 Todd reviewed the amendment stating the intent of the amendment is to refine
42 recommendations for the downtown section of the comprehensive plan. He stated staff
43 recommends approval of the comprehensive plan amendment.

44

1 Mr. Jim Anderson, Co-Chairman of the Grand Junction Task Group, reviewed the history
2 of the Grand Junction Task Group and the background of the comprehensive plan
3 amendment for the downtown section.

4
5 Discussion followed regarding:

- 6 • Measuring sustainability with redevelopment

7
8 A Public Hearing opened at 7:48 p.m.

9
10 Ms. Julie Sole spoke in favor of the amendment to the comprehensive plan.

11
12 Mr. Brian Morales spoke of his belief in a downtown plan, but spoke against this
13 particular plan, which he believes is in conflict with the Thoroughfare Plan.

14
15 Mr. Ron Thomas stated he supports a plan for downtown, but does not believe this was
16 the intent of the community while going through the comp plan process.

17
18 Ms. Sharon Williams expressed concern about the floodplains in the downtown area.

19
20 Mr. Jason Young spoke in favor of a plan for downtown, but expressed concern about
21 this particular plan.

22
23 Mr. David Weiss expressed mixed emotions about the downtown plan but believes it is
24 time to do something.

25
26 The Public Hearing closed at 8:16 p.m.

27
28 Further Commission comments:

- 29 • Floodplain issues
- 30 • Storm water retention area, next steps, cost, etc.
- 31 • Next steps including Grand Junction Task Group, City, Community Development

32
33 Motion: To approve the Grand Junction Addendum to the Westfield
34 Washington Township Comprehensive Plan and Thoroughfare Plan and to
35 certify the Addendum to the City Council for adoption.

36
37 Motion by: Spoljaric; Second by: Spraetz; Vote: 8-1 (Cameron)

38
39 **STAFF COMMENTS**

40
41 Todd announced the final continuing education session will be on May 4, 2009 at City
42 Services Center.

43
44 **ADJOURNMENT** (8:26)

45

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2
3 Approved (date)
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7 _____
8 President, Robert Smith, Esq.
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10
11 _____
12 Vice President, Cindy Spoljaric
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15 _____
16 Secretary, Matthew S. Skelton, Esq., AICP

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